

## 18th-century mansion 15 minutes from Angoulême



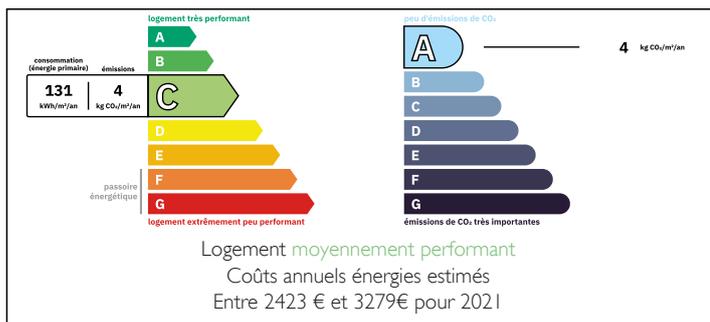
## INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	7
Bath:	3
Floor:	307 m <sup>2</sup>
Plot Size:	5803 m <sup>2</sup>

## IN BRIEF

Built in 1764, this magnificent, carefully renovated mansion combines authentic charm with modern comfort. Located on the edge of a village, close to all amenities and just fifteen minutes from Angoulême and its TGV railway station (Paris in less than 2 hours, Bordeaux in 30 minutes), it enjoys an ideal location, while offering peace and quiet, privacy, and a preserved living environment.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

As soon as you enter, you will be charmed by the many period features: oak parquet flooring, exposed beams, stone fireplaces, perfectly preserved old tiles and even a unique floor known as 'en cœur de demoiselle' in the kitchen. The convertible dovecote, connecting the outbuildings in a wing, recalls the history of the property, which was once dedicated to cognac production, with an original wine press and barrel still remaining.

The residence offers spacious living areas:

- 7 bedrooms, including a 40 m<sup>2</sup> master suite,
- 2 bathrooms, 2 shower rooms
- an authentic kitchen,
- a spacious dining room,
- a bright living room opening directly onto the garden.

The 5,800 m<sup>2</sup> enclosed grounds feature a 12 m swimming pool and multiple relaxation areas, as well as a barn that can accommodate 3 to 5 cars.

This exceptional property combines elegance, prestige and the gentle way of life in Charente. Angoulême, a lively and cultural city, famous for its International Comics Festival, its Francophone Film Festival, its Gastronomades and numerous other events, is located in the immediate vicinity.

A rare property, ideal for a family home or a charming second home.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 3021 EUR**

**Taxe habitation: EUR**

## NOTES